Freehold

11 The Grove,
Willingdon, BN20 9SP

£650,000

4 Bedroom 2 Reception 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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A CHAIN FREE 4 bedroom detached chalet forming part of this exclusive close set at the foot of the South Downs on the borders of Willingdon and Wannock. Providing spacious and well proportioned accommodation the property benefits from 3 ground floor bedrooms, a refitted kitchen and utility room with integrated appliances, granite worktops & splashbacks, a luxury refitted shower room/WC, double aspect bay windowed lounge and separate dining room. The first floor comprises of a wonderful double aspect master bedroom with fantastic downland views and a large refitted en-suite shower room/WC. The gardens provide a high level of seclusion being laid to lawn with mature trees & shrubs and there is a detached double garage. Local shops are nearby and local schools are within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features

- CHAIN FREE 4 Bedroom Detached Chalet
- Impressive Double Aspect Bay Windowed Lounge & Separate Dining Room
- Refitted Kitchen & Utility Room With Integrated Appliances
- 3 Ground Floor Bedrooms
- Luxury Ground Floor Refitted Shower Room/WC
- Double Aspect Master Bedroom With Fantastic Downland Views & Luxury En-Suite
- Secluded Rear Gardens With Mature Trees & Shrubs
- Detached Double Garage & Additional Parking In Front
- Exclusive Close At The Foot Of The South Downs
- Sought After Location On The Borders Of Willingdon & Wannock

Entrance
Covered porch with entrance door to -

Hallway
Radiator. Coved ceiling. Stairs to first floor. Understairs cupboard. Built-in cupboard with fixed shelving.

Double Aspect Bay Windowed Lounge
17'10 x 12'8 (5.44m x 3.86m)
Radiator. Brick built fireplace with wooden beam. Coved ceiling. Wall lights. Double glazed bay window to front aspect with wonderful views towards the South Downs. Double glazed Patio doors to side aspect. Door to -

Double Aspect Dining Room
10'7 x 9'8 (3.23m x 2.95m)
Radiator. Coved ceiling. Double glazed window to side aspect. Double glazed patio doors to rear garden.

Fitted Kitchen
10'8 x 10'3 (3.25m x 3.12m)
Range of fitted wall and base units. Granite worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood above. Built-in eye level double oven. Integrated fridge/freezer and dishwasher. Larder cupboard. Breakfast bar. Beamed ceiling. Double glazed window to rear aspect.

Utility Room
6'11 x 5'6 (2.11m x 1.68m)
Matching range of fitted wall and base units. Granite worktop with inset single drainer sink unit and extendable mixer tap. Plumbing and space for washing machine. Cupboard housing gas boiler. Double glazed window and door to garden.

Bay Windowed Bedroom 2
12'6 x 11'4 (3.81m x 3.45m)
Radiator. Fitted wardrobe and chest of drawers. Coved ceiling. Double glazed leaded light bay window to front aspect.

Bedroom 3
10'8 x 8'3 (3.25m x 2.51m)
Radiator. Fitted wardrobe and overhead storage. Coved ceiling. Double glazed window to rear aspect.

Bedroom 4
11'0 x 6'7 (3.35m x 2.01m)
Radiator. Coved ceiling. Double glazed leaded light bay window to front aspect.

Modern Shower Room/WC
White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin and cupboard under. Chrome heated towel rail. Part tiled walls. Illuminated mirror. Extractor fan. Frosted double glazed window.

Stairs from Ground to First Floor Landing:
2 built-in eaves storage. Double glazed window.

Walking-In Eaves Airing Cupboard
17'7 x 14'1 (5.36m x 4.29m)

Double Aspect Master Bedroom
16'2 x 14'10 (4.93m x 4.52m)
2 Radiators. Range of fitted wardrobes, chest of drawers and eaves storage. Double glazed windows to rear and front aspects with stunning downland views from the front. Door to -

Luxury En-Suite Shower Room/WC
White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and drawers below. Tiled walls. Heated towel rail. Frosted porthole window.

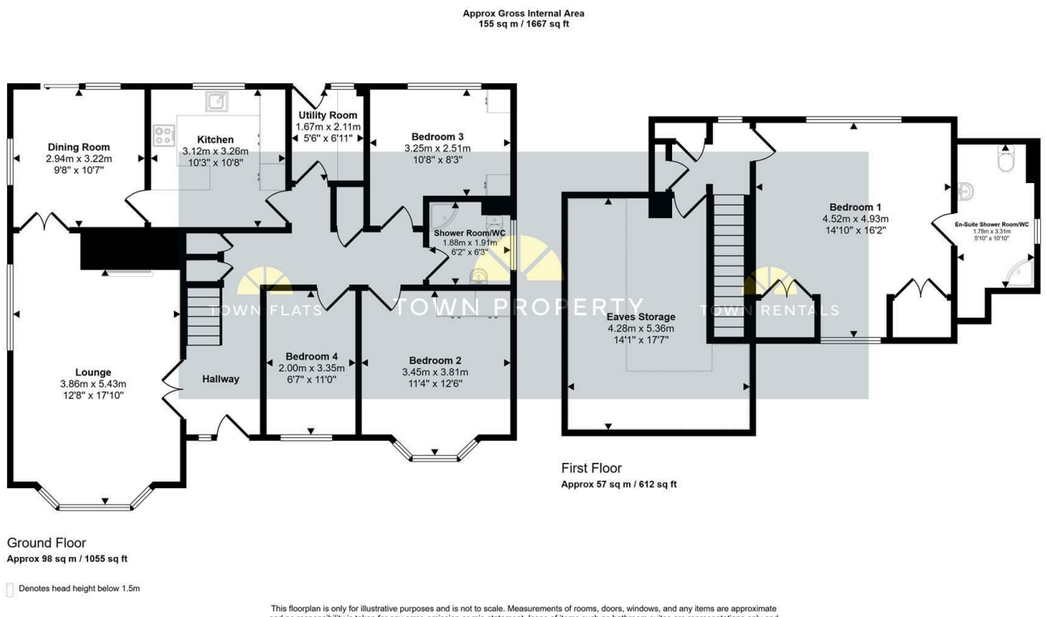
Outside
Rear Garden: The rear garden provides a high level of seclusion with mature trees & shrubs, well stocked flowers beds, patio, side gate access and wooden shed.

Front garden: Laid to lawn with mature trees & shrubs and well stocked flowers beds. Driveway to garage.

Parking
There is a garage with 2 up & over doors and additional parking in front.

EPC = C

Council Tax Band = F



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